

THE MARQUETTE BUILDING CONDOS



SCAN HERE!



JACK JUNKER

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

300-314 N. BROADWAY

ST. LOUIS, MO 63102

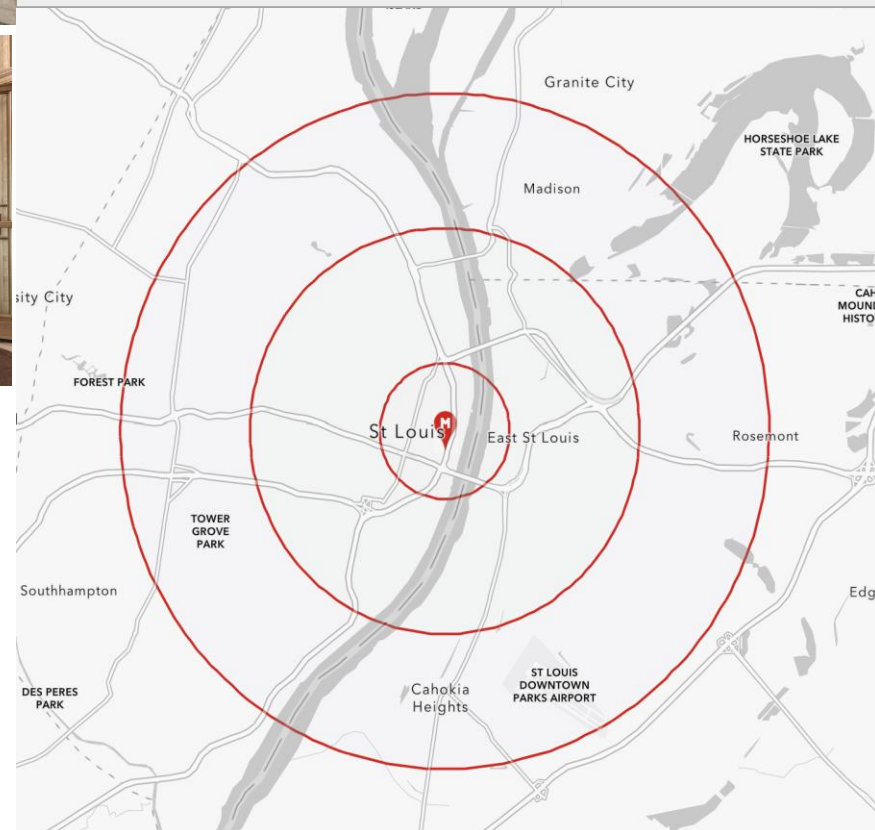
11,141-37,558 S.F. | \$600,000 (\$16.95/S.F.)

GENERAL OVERVIEW



- 3 FULL FLOOR COMMERCIAL CONDOS AVAILABLE FOR SALE (EITHER AS PACKAGE OR INDIVIDUALLY)
- LOCATED WITHIN THE HISTORIC MARQUETTE BUILDING IN DOWNTOWN ST. LOUIS
- IDEAL REDEVELOPMENT OPPORTUNITY FOR MULTI-FAMILY, OFFICE AND/OR STREET-LEVEL RETAIL
- PROPERTY IS ON THE NATIONAL REGISTRY OF HISTORIC PLACES
- 2ND FLOOR FEATURES TURN-KEY OFFICE SPACE
- 3RD & 4TH FLOOR WERE FORMERLY THE DOWNTOWN YMCA

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		12,198	69,356	199,798
HOUSEHOLDS		7,316	33,334	94,647
AVERAGE HH INCOME		\$89,229	\$73,755	\$71,935



SCAN HERE!

JACK JUNKER

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

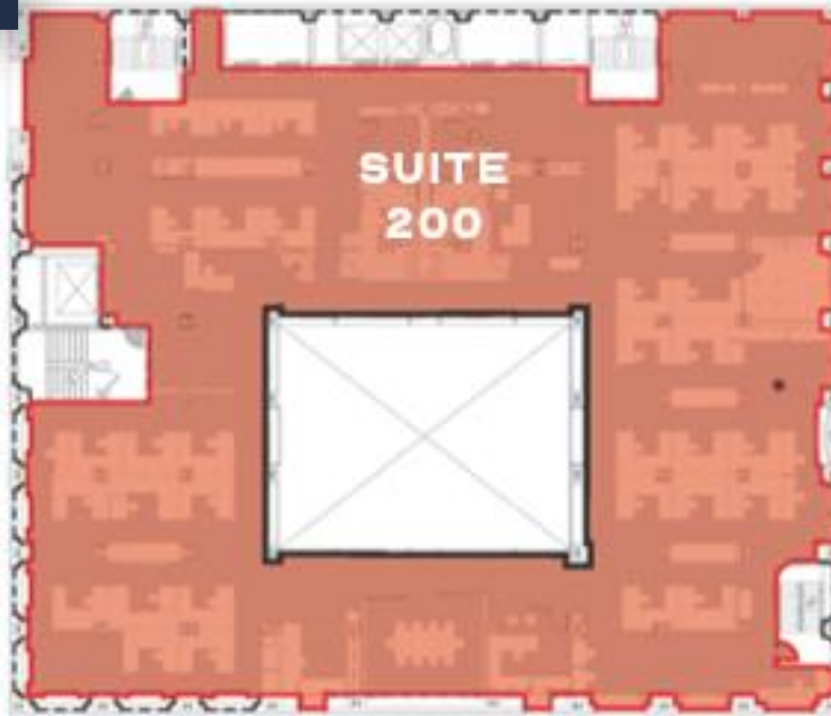
300-314 N. BROADWAY

ST. LOUIS, MO 63102

11,141-37,558 S.F. | \$600,000 (\$16.95/S.F.)



2ND FLOOR



- TURN-KEY OFFICE SPACE
- ALL FURNITURE, FIXTURES AND EQUIPMENT INCLUDED
- MODERN FINISHES THROUGHOUT WITH EXPOSED CEILING
- FORMERLY OCCUPIED BY A DESIGN STUDIO



SCAN HERE!



JACK JUNKER

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

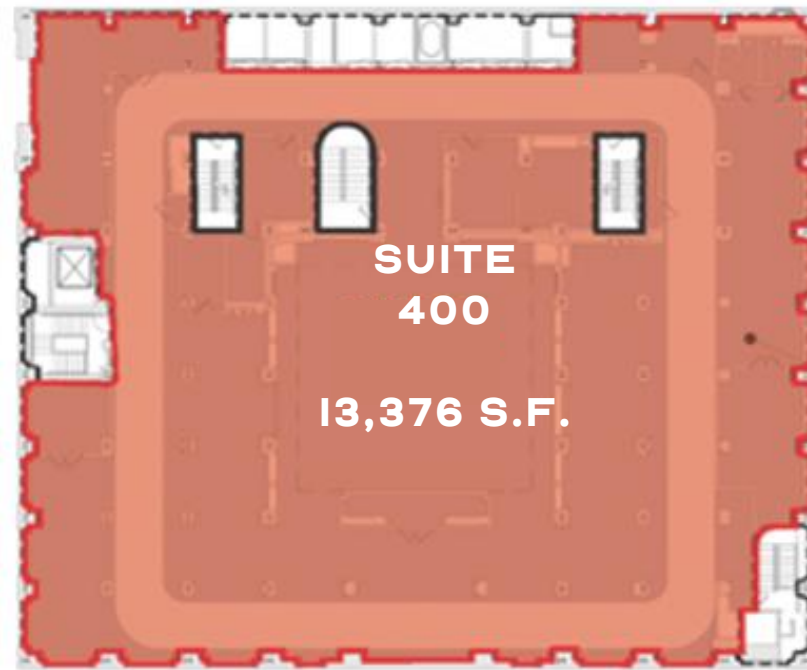
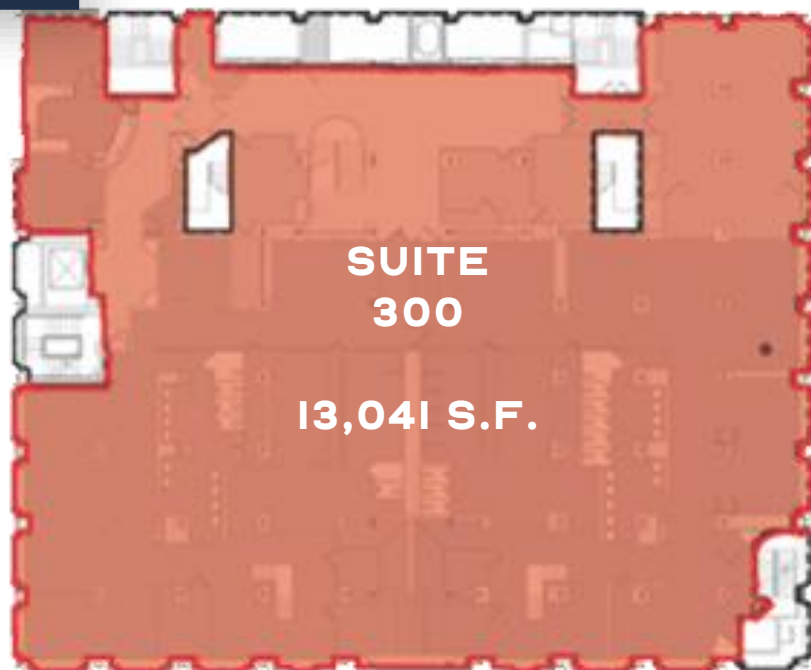
Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

300-314 N. BROADWAY

ST. LOUIS, MO 63102

11,141 S.F. | \$200,000 (\$17.95/S.F.)

3RD & 4TH FLOOR



- TWO FULL FLOORS AVAILABLE WHICH WERE FORMERLY OCCUPIED BY THE YMCA
- IDEAL OPPORTUNITY TO RENOVATE EACH FLOOR INTO OFFICE, MULTI-FAMILY OR OTHER CREATIVE USES.

SCAN HERE!



JACK JUNKER

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

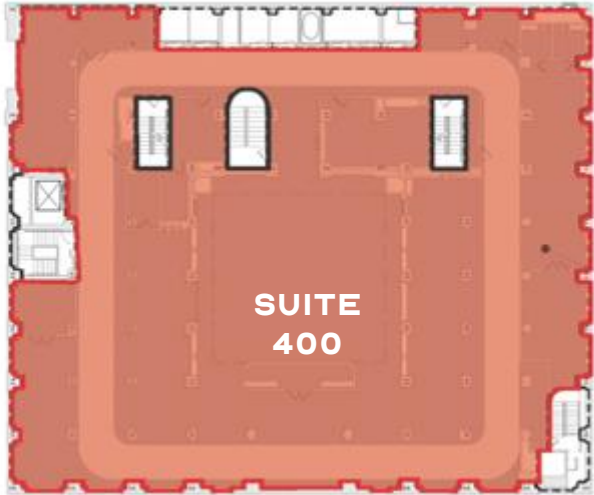
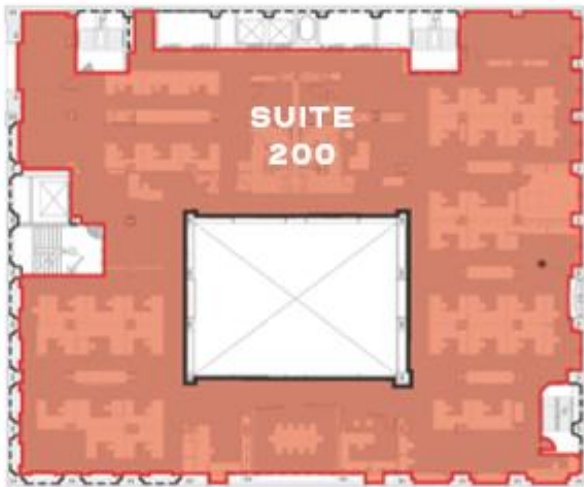
300-314 N. BROADWAY

ST. LOUIS, MO 63102

13,041 S.F. | \$200,000 (\$15.33/S.F.)

13,376 S.F. | \$200,000 (\$14.95/S.F.)

SITE PLAN



MARQUETTE BUILDING

SUITE	S.F.	STATUS
FLOORS		
100	10,817	SOLD
200	10,925	AVAILABLE
300	13,041	AVAILABLE
400	13,376	AVAILABLE

SCAN HERE!



JACK JUNKER
Phone:314.647.6611 ext.132
JackJ@ManorRealEstate.com

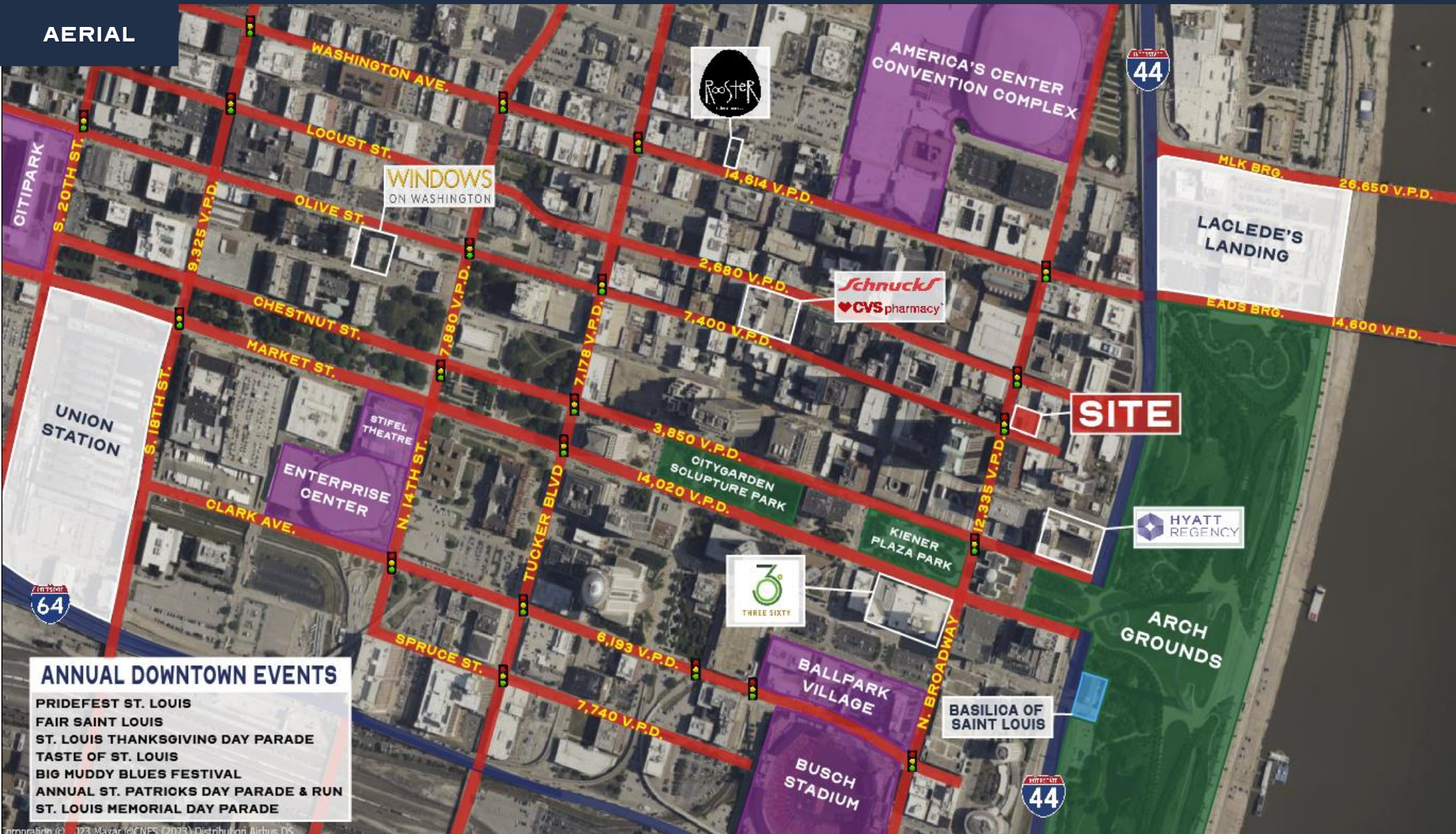
CALEB ANTHONIS
Phone:314.647.6611 ext.126
Caleb@ManorRealEstate.com

BEN CHERRY, COIM
Phone:314.647.6611 ext.115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM
Phone:314.647.6611 ext.113
Eddie@ManorRealEstate.com

300-314 N. BROADWAY
ST. LOUIS, MO 63102
11,141-37,558 S.F. | \$600,000 (\$16.95/S.F.)

AERIAL



ANNUAL DOWNTOWN EVENTS

PRIDEFEST ST. LOUIS
FAIR SAINT LOUIS
ST. LOUIS THANKSGIVING DAY PARADE
TASTE OF ST. LOUIS
BIG MUDDY BLUES FESTIVAL
ANNUAL ST. PATRICKS DAY PARADE & RUN
ST. LOUIS MEMORIAL DAY PARADE

SCAN HERE!

JACK JUNKER

Phone: 314.647.6611 ext. 122
JackJ@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

300-314 N. BROADWAY

ST. LOUIS, MO 63102

11,141-37,558 S.F. | \$600,000 (\$16.95/S.F.)